144.0	0005	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,600 /	959,600
					USE VALUE:	959,600 /	959,600
					ASSESSED:	959,600 /	959,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORAM ANDREW & LEBOW JUDITH	
Owner 2:		
Owner 3:		
Street 1:	38 HIGH HAITH ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .187 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 2970 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8127.000	428,500		531,100	959,600
Total Card	0.187	428,500		531,100	959,600
Total Parcel	0.187	428,500		531,100	959,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.10 | /Parcel: 323.10

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 94196

GIS Ref

GIS Ref

Insp Date 03/16/18

!11248!

PREVIOUS ASSESSMENT

Parcel ID 144.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	428,500	0	8,127.	531,100	959,600		Year end	12/23/2021
2021	101	FV	416,100	0	8,127.	531,100	947,200		Year End Roll	12/10/2020
2020	101	FV	416,300	0	8,127.	531,000	947,300	947,300	Year End Roll	12/18/2019
2019	101	FV	311,600	0	8,127.	497,900	809,500	809,500	Year End Roll	1/3/2019
2018	101	FV	311,600	0	8,127.	411,600	723,200	723,200	Year End Roll	12/20/2017
2017	101	FV	311,600	0	8,127.	378,400	690,000	690,000	Year End Roll	1/3/2017
2016	101	FV	311,600	0	8,127.	345,200	656,800	656,800	Year End	1/4/2016
2015	101	FV	294,900	0	8,127.	338,500	633,400	633,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:10:38

LAST REV

Date	Time
05/03/18	14:29:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11248

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15076-61		6/1/1983		105,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1107	Alterati	3,980	C				
3/1/2013	274	Solar Pa	20,100	C				
11/25/2001	898	Addition	94,000	C				2 STORY ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
3/16/2018	Inspected	PH	Patrick H
3/10/2018	MEAS&NOTICE	HS	Hanne S
5/24/2013	Info Fm Prmt	EMK	Ellen K
11/20/2008	Meas/Inspect	163	PATRIOT
5/14/2002	Permit Visit	PM	Peter M
12/27/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94196
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8127		Sq. Ft.	Site		0	80.	0.82	9									531,051						531,100	

Total AC/HA:	0.18657	Total SF/SM:	8127	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	531,051	Spl Credit		Total:	531,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.06666660
Const Adj.:	0.98745072
Adj $ / SQ:	142.193
Other Features:	104731
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	526375
Depreciation:	97906
Depreciated Total:	428469

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

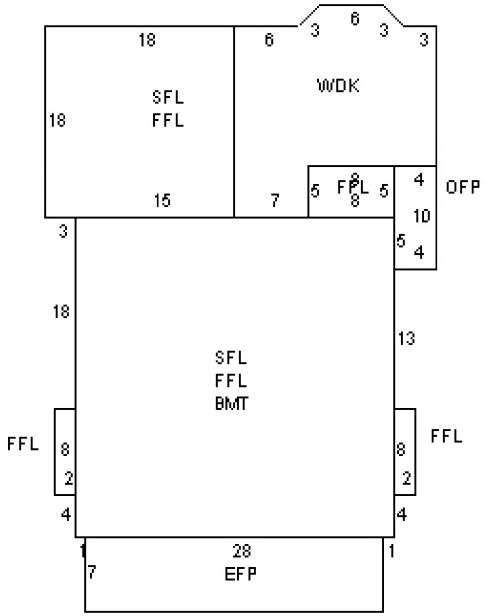
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	142.19
Special Features:	0	Val/Su Net:	108.37
Final Total:	428500	Val/Su SzAd	170.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,296	142.190	184,282
SFL	Second Floor	1,224	142.190	174,044
BMT	Basement	900	56.520	50,870
WDK	Deck	298	9.240	2,753
EFP	Enclos Porch	196	40.600	7,957
OFP	Open Porch	40	43.450	1,738

Net Sketched Area:	3,954	Total:	421,644
Size Ad	2520	Gross Area	3954	FinArea	2970
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc